



The Oaks Crays Hill Road, Crays Hill, CM11 2YR

Guide Price £785,000

- 130FT SOUTH WEST FACING REAR GARDEN
- TWO EN-SUITES & BATHROOM
- GARAGE & EXTENSIVE PARKING
- POPULAR VILLAGE LOCATION
- FOUR BEDROOMS
- ELEVATED VIEWS OF NEARBY COUNTRYSIDE
- MODERN KITCHEN / BREAKFAST ROOM
- IMMACULATELY PRESENTED PROPERTY

Upon entering this immaculately presented property, you are greeted by an impressive hallway leading to the stunning kitchen, which has been fully upgraded with quartz worktops and integrated appliances. Ample storage is complemented by a spacious separate utility room equipped with further integrated appliances, such as a double fridge/freezer, washing machine, and dryer. The utility room also offers convenient access to the side passageway. The ground floor also includes access to the garage, a versatile office space, a cozy dining room, and a convenient downstairs WC. At the rear of the home, you will find a spacious living room that offers breathtaking views of the countryside and the expansive garden. This area features elegant porcelain tiles, a luxurious sunken hot tub, and plenty of seating for entertaining, with steps leading down to the lush grass area. Upstairs, the property boasts four generous double bedrooms, including a master suite with an en-suite bathroom, a family bathroom, and a storage cupboard, as well as access to the loft. The property is located in a quiet side turning, with elevated views of the surrounding Countryside. To front of the property features a spacious driveway that can accommodate up to five cars, as well access into the garage, and a side passage way leading you to the rear garden, making this home as practical as it is beautiful. This property is ideally situated just a short drive from both Billericay and Wickford train stations, offering convenient access to the Greater Anglia train line that connects you directly to London Liverpool Street. Enjoy the great outdoors with Barleylands just 6 minutes away, featuring a range of outdoor activities and charming boutique shops. For dining and entertainment, Festival Leisure Park is only a 10-minute drive, boasting a variety of restaurants and bars. With excellent bus connections and easy access to the A127, commuting is a breeze. Families will appreciate the excellent school catchment, which includes Crays Hill Primary School and nearby to both Billericay and Wickford Secondary schools.

4 3 2 C

Council Tax Band: F



ENTRANCE HALLWAY

GROUND FLOOR W.C

KITCHEN / BREAKFAST ROOM

15'6 x 11'4

UTILITY ROOM

DINING ROOM

10'6 x 9'9

STUDY

7'9 x 7'3

LIVING ROOM

22'7 x 13'0

FIRST FLOOR LANDING

BEDROOM ONE

17'2 x 11'3

EN-SUITE SHOWER ROOM

BEDROOM TWO

16'9 x 12'8

EN-SUITE SHOWER ROOM

BEDROOM THREE

13'11 x 11'1

BEDROOM FOUR

14'2 x 9'9

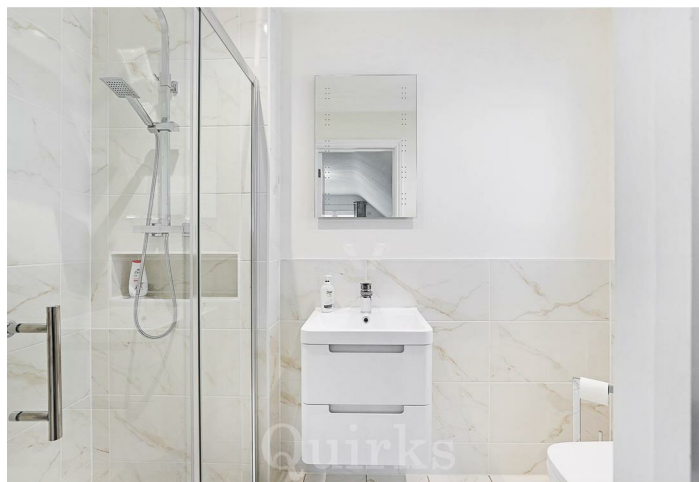
FAMILY BATHROOM

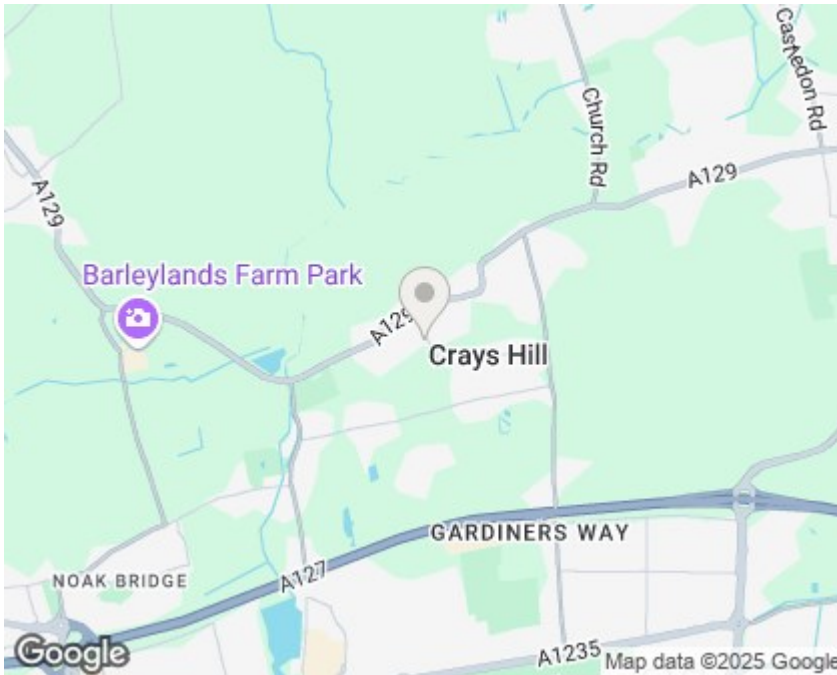
INTEGRAL GARAGE

17'10 x 8'8

SOUTH WEST FACING REAR GARDEN

130





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

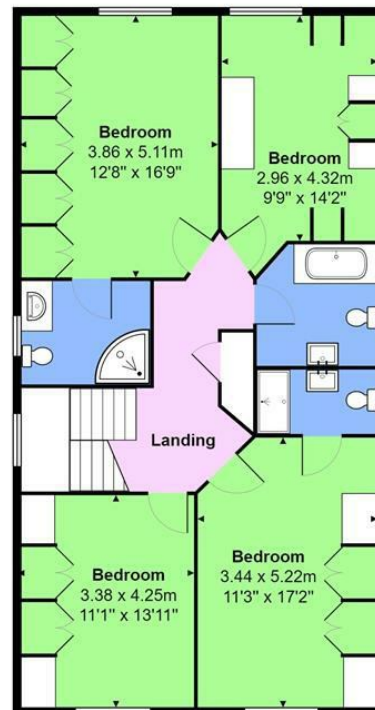
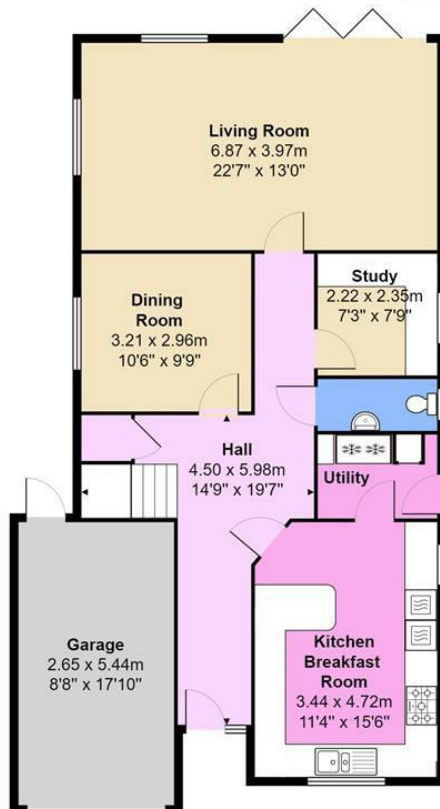
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Area: 101.7 m² ... 1095 ft²



1st Floor
Area: 90.2 m² ... 971 ft²



Total Area: 192.0 m² ... 2066 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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